

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms
- ◆ White en-suite shower room
- ◆ Well appointed white bathroom
- ◆ Lounge with bi-fold doors to garden
- ◆ Dining room
- ◆ Study/playroom
- ◆ Refitted kitchen
- ◆ Guests w.c. & utility room
- ◆ Garage
- ◆ Attractive rear garden
- ◆ Set close to open countryside



5 WYNDLEY CLOSE, FOUR OAKS B74 4JD - PRICE GUIDE £525,000

Set in a well regarded location, just a short stroll from open countryside, the property is similarly placed for local buses and the Cross City rail line at Blake Street station. Complemented by gas central heating and having PVC double and triple glazing (both where specified), the property is set upon a driveway having a mature hedge screen to fore and offers well presented, spacious, freehold, family accommodation. To fully appreciate the property on offer, it's true proportions and accommodation, we highly recommend an internal inspection. Briefly comprising, canopy porch, reception hall, guests cloakroom/w.c., rear lounge, dining room, study/playroom, refitted kitchen, utility room, to the first floor there are four bedrooms, together with a well appointed white en-suite shower room and family bathroom. The property has a single car garage and well tended rear garden.

Set back from the roadway behind a twin car tarmac driveway with lawn, together with further flower bed to side providing potential for an additional parking space, side gate to rear garden, access is gained to the accommodation via:

CANOPY PORCH: Half obscure double glazed door opens to:

RECEPTION HALL: Radiator, wood flooring.

GUESTS CLOAKROOM/W.C.: White low flushing w.c., wash hand basin, tiled splashbacks and floor, radiator, extractor fan.

ATTRACTIVE LOUNGE: 16'6" x 11'6" PVC triple glazed window to rear together with double glazed bi-fold doors opening to patio, two radiators, coal effect living flame gas fire set on a marble hearth having matching recess, glazed double doors open to:

DINING ROOM: 12'3" x 9'3" PVC triple glazed window to front, radiator.

STUDY/PLAYROOM: 10'3" x 7'6" PVC triple glazed window to front, radiator.

REFITTED KITCHEN: 11'3" x 8'10" PVC triple glazed window to rear, one and a half bowl sink unit with Quooker tap providing instant boiling water, filtered cold water and domestic hot and cold water and having double base unit beneath, there is a further range of matching units to both base and wall level including drawers, contemporary wood styled worksurfaces having tiled splashbacks, fitted stainless steel gas hob having extractor canopy above, elevated electric double oven, recesses for dishwasher and fridge, chrome ladder style radiator, tiled splashbacks.

UTILITY ROOM: 8'0" x 5'7" PVC triple glazed window to rear together with double glazed door to side, single drainer sink unit having double base unit beneath, recesses for washing machine and dryer, complementary worksurfaces having tiled splashbacks, radiator, extractor fan, door to garage.

STAIRS TO LANDING: Airing cupboard. Loft access by drop down ladder.

BEDROOM ONE: 14'8" x 9'3" PVC triple glazed window to front, radiator.

EN-SUITE SHOWER ROOM: PVC obscure triple glazed window to front, matching white suite comprising enclosed shower cubicle with glazed splash screens, extractor fan, wall hung wash hand basin with double base unit beneath, low flushing w.c., ladder style radiator, tiling to walls.

BEDROOM TWO: 11'4" x 10'2" PVC triple glazed window to front, radiator.

BEDROOM THREE: 9'8" x 9'6" plus door recess PVC triple glazed window to rear, radiator.

BEDROOM FOUR: 9'1" max x 5'7" min x 8'1" max x 6'1" min PVC triple glazed window to rear, radiator.

FAMILY BATHROOM: PVC triple glazed obscure window to rear, matching well appointed white suite comprising bath having mixer shower, tiled splashbacks and glazed splash screen, wide wall hung wash basin with base unit beneath, low flushing w.c., ladder style radiator, tiling to walls and floor, extractor fan.

GARAGE: 17'7" x 8'9" (please check the suitability of this garage for your own vehicle) Having electric garage door, door to utility room. Garage loft access with pull down ladder. Two waterproof electric sockets externally on the rear wall for garden use.

OUTSIDE: Full width paved patio area with outside tap to a lawned rear garden flanked by flower bed borders, timber fencing and being well screened to the rear by way of mature trees/hedge.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: F

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Blake Street.

Energy rating	Current	Pote
A		
B		84
C	75 c	
D		
E		
F		
G		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.